

# EXHIBIT 7-G

## Model Lease for Housing Choice Voucher – PART A (24 CFR 982.308)

To be used if owner does not have a standard written lease agreement which includes all listed items.

### Part A of Lease: Contract Information

#### 1. Contents of Lease.

This lease consists of:

Part A: Contract information

Part B: Tenancy addendum (lease language required by HUD)

Part C: The following additional provisions (as required by the owner): (Specify any additional provisions, e.g., by designating any exhibits or attachments to the lease.)

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#### 2. Parties to Lease

Tenant \_\_\_\_\_

Owner \_\_\_\_\_

#### 3. Name of Housing Agency (HA)

\_\_\_\_\_

#### 4. Unit Rented.

This is a lease for the following dwelling unit:

Address \_\_\_\_\_

Apartment \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

#### 5. Members of Household.

The following persons may reside in the unit. No other persons may reside in the unit without prior written approval by the owner and the HA.

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#### 6. Term of the Lease (1 year minimum term)

The initial lease term begins on \_\_\_\_\_

The initial lease term ends on \_\_\_\_\_

##### Renewal Provisions

After the initial lease term, the lease term shall renew automatically as follows:

Month-to-month tenancy: \_\_\_\_\_

Other: \_\_\_\_\_

#### 7. Rent to Owner

The initial rent to owner is \_\_\_\_\_. The amount of rent to owner is subject to change by MDOC during the lease term in accordance with HUD Regulations, the tenancy addendum, and HAP Contract.

#### 8. Utilities and Appliances

The owner shall provide the utilities and appliances as indicated below by an "O" without any additional charge to the tenant. The tenant shall provide the utilities and appliances as indicated below by a "T".

<u>Item</u>	<u>Paid by</u>
Heating	Natural gas _____
	Bottle gas _____
	Oil/Electric _____
	Coal/Other _____
Cooking	Natural gas _____
	Bottle gas _____
	Oil/Electric _____
	Coal/Other _____
Other Electric	_____
Air Conditioning	_____
Water Heating	Natural gas _____
	Bottle gas _____
	Oil/Electric _____
	Coal/Other _____
Water	_____
Sewer	_____
Trash Collection	_____
Range/Microwave	_____
Refrigerator	_____
Other (specify) _____	_____
_____	_____
_____	_____

#### 9. Security Deposit

The security deposit is \_\_\_\_\_

The tenant has paid the security deposit to the owner.

#### 10. Other Owner Charges

(Insert description of any other charges that may be assessed for items not included in rent to owner.)

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#### Signatures:

Owner: \_\_\_\_\_

Tenant: \_\_\_\_\_

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